



202112070127

12/07/2021 01:28 PM Pages: 1 of 10 Fees: \$212.50  
Skagit County Auditor

When recorded return to:

Craig Sjostrom  
1204 Cleveland Ave.  
Mount Vernon, Washington 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2021-5588

DEC 07 2021

Amount Paid \$ 0  
Skagit Co. Treasurer  
By GT Deputy

***Quitclaim Deed***  
(Boundary Line Adjustment)

**Grantor:** Cadillac Ranch LLC

**Grantees:** Benjamin Miller & Jennifer Miller, h/w

**Legal Description:** ptn NE ¼ 31-34N-4EWM

**Assessor's Property Tax Parcel or Account Nos.:** P29261; P29264

**Reference Nos of Documents Assigned or Released:** N/A

THIS INDENTURE, is made this 15<sup>th</sup> day of December, 2021, between Cadillac Ranch, LLC, a Washington limited liability company, Grantor, and Benjamin Miller & Jennifer Miller, h/w, Grantees.

***Recitals***

- a. Grantor is the owner of the property bearing Skagit County Assessor's parcel no. P29261, described in the attached Exhibit A.
- b. Grantees are the owners of the property bearing Skagit County Assessor's parcel no. P29264, described in the attached Exhibit B.
- c. The parties wish to adjust the boundaries between the said parcels, with a portion of Grantor's property (described in the attached Exhibit C) being incorporated into Grantees' property.

- d. The adjusted description of Grantor's property is attached hereto as Exhibit D.
- e. The adjusted description of Grantees' property is attached hereto as Exhibit E.
- f. A diagram showing the adjustment is attached hereto as Exhibit F.

**Conveyance**

THEREFORE, for and in consideration of the said boundary line adjustment, grantor does hereby QUIT CLAIM to the grantees all of its interest in the real property lying and being in the county of Skagit and State of Washington, and described in the attached Exhibit C.

This conveyance is not for the purpose of creating an additional building lot.

CADILLAC RANCH, LLC

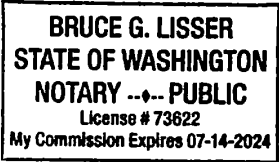
By: David Christman

\_\_\_\_\_  
(Printed name & title)

STATE OF WASHINGTON     )  
  :ss  
COUNTY OF SKAGIT        )

On this 1<sup>st</sup> day of DECEMBER, 2021, before me personally appeared DAVID M. CHRISTMAN, to me known to be a governor of Cadillac Ranch LLC, the limited liability company that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said limited liability company, for the uses and purposes therein mentioned, and on oath stated that he or she was authorized to execute said instrument on behalf thereof.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first above written.



B. G. Lisser  
NOTARY PUBLIC in and for the State of Washington,  
residing at MARV VERNON  
My commission expires: 7-14-24  
Name: BRUCE G. LISSER

Exhibit "A"

**Cadillac Ranch, LLC, a Washington Limited Liability Company, Parcel  
Prior to Boundary Line Adjustment  
(Skagit County Assessor's Parcel Numbers P-29261 and P-29267)**

BEGINNING at a point 1,576 feet South of the North line of the Northeast 1/4 of the Northeast 1/4 of Section 31, Township 34 North, Range 4 East, W.M., on the West side of the Great Northern Railway right-of-way;  
thence West parallel to the North line of said Section to the East line of the County road along Britt's Slough;  
thence Southwesterly along the East line of said County road to the West line of the East 1/2 of the Southwest 1/4 of the Northeast 1/4 of said Section 31;  
thence South along the West line of said East 1/2 of the Southwest 1/4 of the Northeast 1/4 of said Section 31 to the South line thereof;  
thence East along the South line thereof to the West line of the right-of-way of the Great Northern Railway right-of-way;  
thence North along the West line of said right-of-way to the POINT OF BEGINNING.

SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

Situate in the County of Skagit, State of Washington.



11-23-21

**Exhibit "B"**

**Benjamin Miller and Jennifer Miller, a married couple, Parcel  
Prior to Boundary Line Adjustment  
(Skagit County Assessor's Parcel Number P-29264)**

The South 5 acres of the following described tract of land:

That portion of the Northeast 1/4 of Section 31, Township 34 North, Range 4 East, W.M., described as follows:

BEGINNING at a point on the West right-of-way line of the Burlington Northern Railway (formerly the Seattle and Montana Railway), as said right-of-way was conveyed by Deed recorded September 15, 1891, under Auditor's File No. 4707, in Volume 19 of Deeds, page 684, records of Skagit County, Washington, 414 feet South of the North line of said Section;  
thence South along the West line of said right-of-way, 1,215.5 feet, more or less, to a point 1,576 feet South of the North line of said Section;  
thence West parallel with the North line of said Section 31 to the East line of the County road running along Britt's Slough;  
thence Northeasterly along the East line of said road to a point 414 feet South of the North line of said Section 31;  
thence East parallel to the North line of said Section to the POINT OF BEGINNING;

EXCEPT ditch and dike rights-of-way, if any;

TOGETHER WITH those portions of vacated Britt's Slough Road which upon vacation reverted to said premises by operation of law.

SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

Situate in the County of Skagit, State of Washington.



(1-25-21)

**Exhibit "C"**

**Portion of Cadillac Ranch, LLC, a Washington Limited Liability Company, Parcel  
(Skagit County Assessor's Parcel Number P-29261)  
To be Boundary Line Adjusted into  
Benjamin Miller and Jennifer Miller, a married couple, Parcel  
(Skagit County Assessor's Parcel Number P-29264)**

That portion of the Northeast 1/4 of Section 31, Township 34 North, Range 4 East, W.M.,  
described as follows:

BEGINNING at a point 1,576.00 feet South of the North line (as measured  
perpendicular to the North line) of said Northeast 1/4 of Section 31 on the West  
side of the Burlington Northern Railroad (previously the Seattle and Montana  
Railway) right-of-way;  
thence South 87°54'47" West parallel with said North line of the Northeast 1/4  
for a distance of 1,426.24 feet, more or less, to a point on the Easterly right-of-  
way margin of Britt Road and being the TRUE POINT OF BEGINNING;  
thence South 17°46'32" West along said Easterly right-of-way margin of Britt  
Road for a distance of 63.31 feet;  
thence North 77°48'34" East for a distance of 35.59 feet;  
thence North 89°46'42" East for a distance of 358.75 feet;  
thence North 7°30'50" East for a distance of 65.90 feet, more or less, to the South  
line of said North 1,576.00 feet of the Northeast 1/4 of Section 31 at a point  
bearing North 87°54'47" East from the TRUE POINT OF BEGINNING;  
thence South 87°54'47" West along said South line for a distance of 383.08 feet,  
more or less, to the TRUE POINT OF BEGINNING;

SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens,  
leases, court causes and other instruments of record.

Situate in the County of Skagit, State of Washington.

Containing 22,897 sq ft, 0.53 acres

This Boundary Line Adjustment is not for the purpose of creating additional building lots.

The above described parcel will be combined or aggregated with contiguous property to the north  
(P-29264) owned by the grantee.

**APPROVED**

Reviewed and approved in accordance with Skagit County Code, Chapter 14.18.700

Skagit County

By: *David Roach*  
Date: 12/7/2021

Date: *Samir Plonka*



11-23-21

**Exhibit "D"**

**Cadillac Ranch, LLC, a Washington Limited Liability Company, Parcel  
After Boundary Line Adjustment  
(Skagit County Assessor's Parcel Numbers P-29261 and P-29267)**

BEGINNING at a point 1,576 feet South of the North line of the Northeast 1/4 of the Northeast 1/4 of Section 31, Township 34 North, Range 4 East, W.M., on the West side of the Great Northern Railway right-of-way;  
thence West parallel to the North line of said Section to the East line of the County road along Britt's Slough;  
thence Southwesterly along the East line of said County road to the West line of the East 1/2 of the Southwest 1/4 of the Northeast 1/4 of said Section 31;  
thence South along the West line of said East 1/2 of the Southwest 1/4 of the Northeast 1/4 of said Section 31 to the South line thereof;  
thence East along the South line thereof to the West line of the right-of-way of the Great Northern Railway right-of-way;  
thence North along the West line of said right-of-way to the POINT OF BEGINNING.

EXCEPT that portion thereof described as follows:

BEGINNING at a point 1,576.00 feet South of the North line (as measured perpendicular to the North line) of said Northeast 1/4 of Section 31 on the West side of the Burlington Northern Railroad (previously the Seattle and Montana Railway) right-of-way;  
thence South 87°54'47" West parallel with said North line of the Northeast 1/4 for a distance of 1,426.24 feet, more or less, to a point on the Easterly right-of-way margin of Britt Road and being the TRUE POINT OF BEGINNING;  
thence South 17°46'32" West along said Easterly right-of-way margin of Britt Road for a distance of 63.31 feet;  
thence North 77°48'34" East for a distance of 35.59 feet;  
thence North 89°46'42" East for a distance of 358.75 feet;  
thence North 7°30'50" East for a distance of 65.90 feet, more or less, to the South line of said North 1,576.00 feet of the Northeast 1/4 of Section 31 at a point bearing North 87°54'47" East from the TRUE POINT OF BEGINNING;  
thence South 87°54'47" West along said South line for a distance of 383.08 feet, more or less, to the TRUE POINT OF BEGINNING;

SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

Situate in the County of Skagit, State of Washington.



12-3-21

**Exhibit "E"**

**Benjamin Miller and Jennifer Miller, a married couple, Parcel  
After Boundary Line Adjustment  
(Skagit County Assessor's Parcel Number P-29264)**

The South 5 acres of the following described tract of land:

That portion of the Northeast 1/4 of Section 31, Township 34 North, Range 4 East, W.M., described as follows:

BEGINNING at a point on the West right-of-way line of the Burlington Northern Railway (formerly the Seattle and Montana Railway), as said right-of-way was conveyed by Deed recorded September 15, 1891, under Auditor's File No. 4707, in Volume 19 of Deeds, page 684, records of Skagit County, Washington, 414 feet South of the North line of said Section;  
thence South along the West line of said right-of-way, 1,215.5 feet, more or less, to a point 1,576 feet South of the North line of said Section;  
thence West parallel with the North line of said Section 31 to the East line of the County road running along Britt's Slough;  
thence Northeasterly along the East line of said road to a point 414 feet South of the North line of said Section 31;  
thence East parallel to the North line of said Section to the POINT OF BEGINNING;

EXCEPT ditch and dike rights-of-way, if any;

TOGETHER WITH those portions of vacated Britt's Slough Road which upon vacation reverted to said premises by operation of law.

ALSO TOGETHER WITH that portion of the Northeast 1/4 of Section 31, Township 34 North, Range 4 East, W.M., described as follows:

BEGINNING at a point 1,576.00 feet South of the North line (as measured perpendicular to the North line) of said Northeast 1/4 of Section 31 on the West side of the Burlington Northern Railroad (previously the Seattle and Montana Railway) right-of-way;  
thence South 87°54'47" West parallel with said North line of the Northeast 1/4 for a distance of 1,426.24 feet, more or less, to a point on the Easterly right-of-way margin of Britt Road and being the TRUE POINT OF BEGINNING;  
thence South 17°46'32" West along said Easterly right-of-way margin of Britt Road for a distance of 63.31 feet;  
thence North 77°48'34" East for a distance of 35.59 feet;  
thence North 89°46'42" East for a distance of 358.75 feet;  
thence North 7°30'50" East for a distance of 65.90 feet, more or less, to the South line of said North 1,576.00 feet of the Northeast 1/4 of Section 31 at a point bearing North 87°54'47" East from the TRUE POINT OF BEGINNING;  
thence South 87°54'47" West along said South line for a distance of 383.08 feet, more or less, to the TRUE POINT OF BEGINNING;

SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

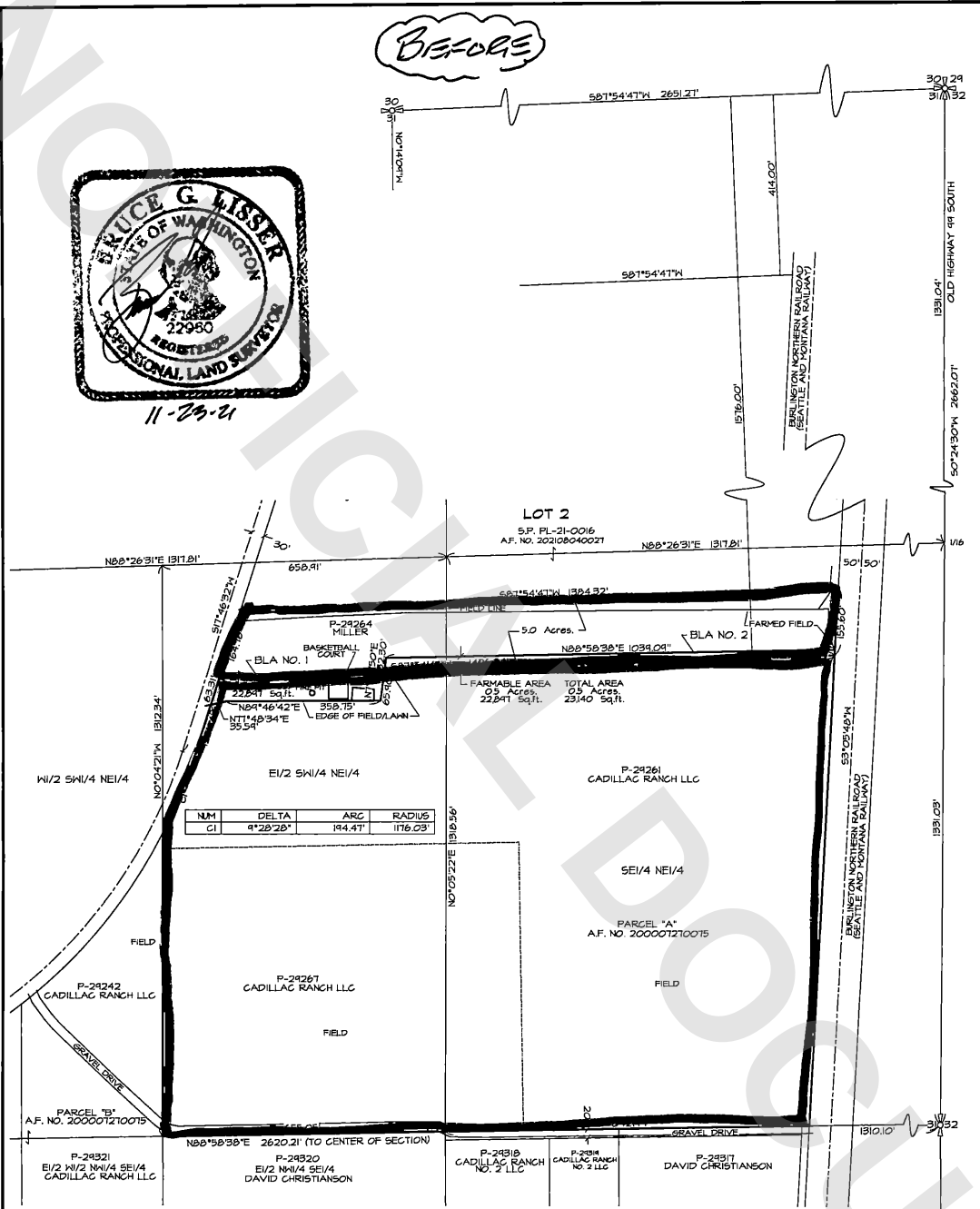
Situate in the County of Skagit, State of Washington.



11-23-21

EXHIBIT "F"

*BEFORE*



BLA EXHIBIT MAP IN A PORTION OF THE  
 NORTHEAST 1/4 OF  
 SECTION 31, T. 34 N., R. 4 E., W.M.  
 SKAGIT COUNTY, WASHINGTON  
 FOR: CADILLAC RANCH, LLC AND  
 BENJAMIN AND JENNIFER MILLER



SCALE: 1"=300'  
 MERIDIAN: ASSUMED

LISSER & ASSOCIATES, PLLC  
 SURVEYING & LAND-USE CONSULTATION  
 MOUNT VERNON, WA 98273 360-414-7442

DATE: 11/23/21  
 JOB NO. 21-104 /21/149

EXHIBIT "F"

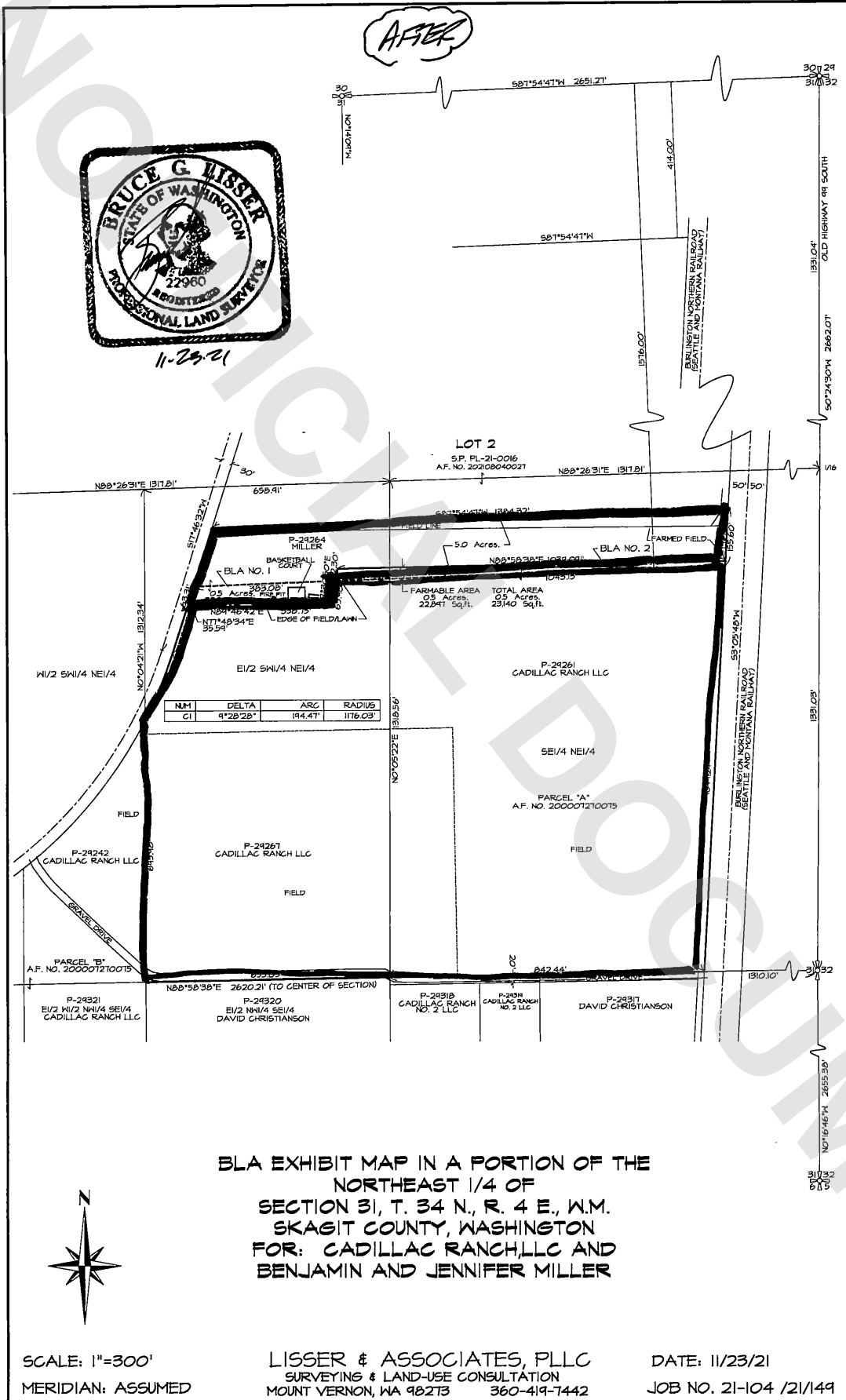
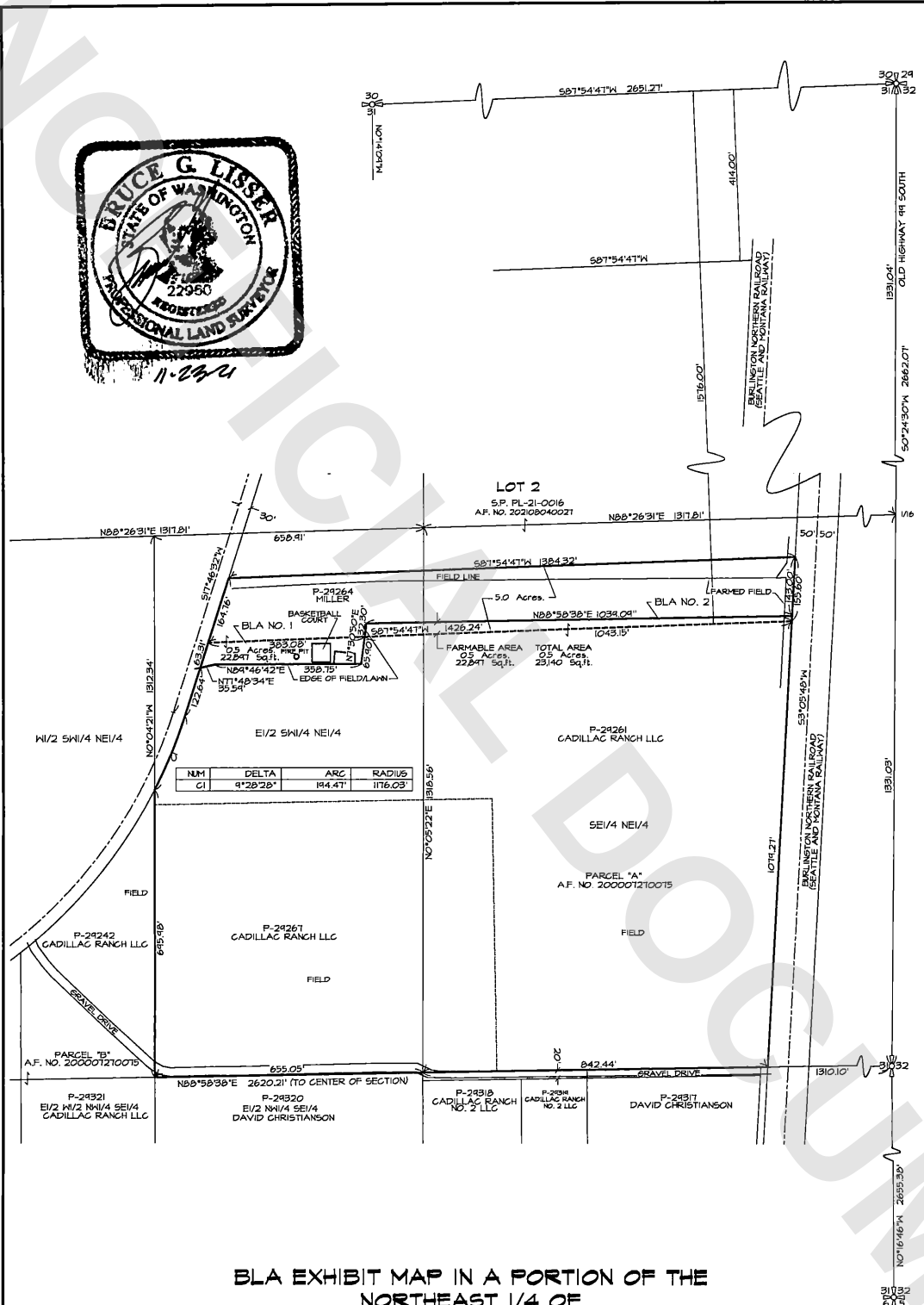
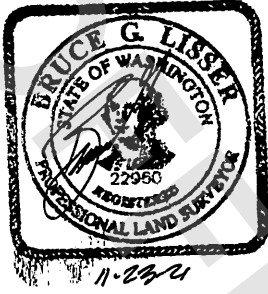


EXHIBIT "F"



BLA EXHIBIT MAP IN A PORTION OF THE  
 NORTHEAST 1/4 OF  
 SECTION 31, T. 34 N., R. 4 E., W.M.  
 SKAGIT COUNTY, WASHINGTON  
 FOR: CADILLAC RANCH, LLC AND  
 BENJAMIN AND JENNIFER MILLER



SCALE: 1"=300'  
 MERIDIAN: ASSUMED

LISSER & ASSOCIATES, PLLC  
 SURVEYING & LAND-USE CONSULTATION  
 MOUNT VERNON, WA 98273 360-419-7442

DATE: 11/23/21  
 JOB NO. 21-104 /21/149